

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 12, 1967

Appeal No. 9281 Thelma Rose and William E. Bookhultz, Jr.,
appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following order was entered at the meeting of the Board
on July 19, 1967.

EFFECTIVE DATE OF ORDER - August 23, 1967

ORDERED:

That the appeal for permission to change nonconforming
use from refrigerator repair shop to taxicab insurance office
at 303 H Street, N.W., lot 2 and permission for accessory
parking on lot 800 and 812, Sq. 528 at 301 H. St., N.W. be
conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an SP district.
2. The property in question consists of two lots, one
vacant and one improved with a 2-story brick structure. The
building has been vacant for a period of three years according
to the appellant.
3. It is proposed to use the building as a financial
office for taxicab insurance transactions. The first floor
would serve as the office and the second floor would be used
for storage of records connected with the business.
4. The office will operate five days a week, Monday
through Friday, during the hours 9:00 a.m. to 5:00 p.m.
5. The vacant lot will be used as an accessory parking
area for persons coming to the office to transact business.
The lot will be locked at night, so that it will not become
a general parking area.
6. The Department of Highways and Traffic offers no
objection to the granting of this appeal.
7. No opposition to the granting of this appeal was
registered at the public hearing.

OPINION:

We are of the opinion that this proposed use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the zoning regulations and map.

The proposed accessory parking spaces are so located as they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions. The proposed parking will be in harmony with the general purpose and intent of the zoning regulations and will not adversely affect the use of neighboring property. In addition, the lot for the parking is within reasonable proximity to the location of the premises which the accessory parking will serve.

This Order shall be subject to the following conditions:

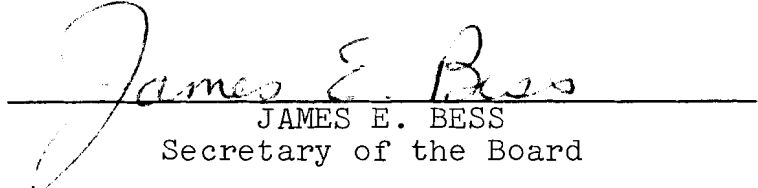
- (a) No neon or gas tube displays shall be located on the outside of the building and if located on the inside of the building shall not be visible from the outside.
- (b) The parking area shall be paved with an all-weather impervious surface and shall be maintained in good repair.
- (c) The parking lot shall be used only by employees and customers of the taxicab office.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) Any lighting used to illuminate the parking lot or accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.